

encumbrances over or against same prior to this mortgage.

This mortgage is given to secure funds with which to pay a part of the purchase price for said property and is a purchase money mortgage.

This mortgage is given to secure funds, also, with which to erect and construct a building and other improvements on said property, covers, and is intended to cover any and all buildings and improvements now on said premises, and any and all buildings and improvements to be constructed and made thereon, together with any and all additions thereto, and is, also, a construction mortgage.

It is understood and agreed that the failure of the mortgagors to pay any installment of taxes, public assessments or insurance premiums, when due, shall constitute a default, and that the mortgagee, may at his option, foreclose this mortgage or pay said items and add the same so paid, to the principal amount of the debt, and they shall bear interest at the same rate.

Mortgagors agree to complete the said building on or before the 1st day of July, 1951.

TOGETHER with all and singular the Rights, Members, Hereditaments and Appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the said Premises unto the said John A. Park, his Heirs and Assigns forever. And we do hereby bind ourselves, our Heirs, Executors and Administrators to warrant and forever defend all and singular the said Premises unto the said John A. Park, his

Heirs and Assigns, from and against ourselves and our Heirs, Executors, Administrators and Assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.